

The Citation # V3-00115 was issued on August 25, 2012, and alleged a violation of section 302.4 of the 2000 International Property Maintenance Code (All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.)

At the conclusion of the testimony, and after introduction of evidence, Board Member Smith made a motion to deny the appeal of Citation # V3-00115, which was seconded by Board Member Acton. A vote was taken and all Board Members in attendance voted in favor of the motion. Therefore, the appeal of this citation was denied.

ACTION: A motion was made by Board Member Smith to Deny Petition 12-31. The motion was seconded by Board Member Acton.

VOTE: All in favor with 1 Absent Motion Carried

Review Petition 12-32 Tax Parcel # 1900-800-195 also known as 1201 Maple Ave.

Susan Buzalek, the property manager of the rental property located at 1201 Maple Ave., appeared before the Board and presented her reason for filing the appeal of the citation. In addition to Mrs. Buzalek, the Board heard testimony from others including Town Officials.

The Citation # V3-00142 was issued on September 6, 2012, and alleged a violation of section 302.4 of the 2000 International Property Maintenance Code (All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.)

At the conclusion of the testimony, and after introduction of evidence, Board Member Smith made a motion to deny the appeal of Citation # V3-00142, which was seconded by Board Member Acton. A vote was taken and all Board Members in attendance voted in favor of the motion. Therefore, the appeal of this citation was denied.

ACTION: A motion was made by Board Member Smith to Deny Petition 12-32. The motion was seconded by Board Member Acton.

VOTE: All in favor with 1 Absent Motion Carried

Review Petition 12-29 Tax Parcel # 1900-400-045 also known as 1201 Kirkwood Hwy.

Lynn Carey introduced herself as the owner of the property at 1201 Kirkwood Hwy. She stated she came in front of the Board to update her parking codes. She said she's operated a chiropractic office out of the building for 9 years. She then stated that when Lisa Varone, owner of the hair salon "Bella Locks", applied for her business license and permits to operate out of 1201-A Kirkwood Hwy, it gave rise to the parking issues at the property.

Theresa Baldwin introduced herself as the owner of 1 Chestnut Ave, which is located next door to 1201 Kirkwood Hwy. She stated she "stumbled upon" the notice that was delivered about the petition on her front door. She also stated she did not get one mailed to her and felt that was an issue.

Code Officer, Brian Swift, stated that the Town gives 200' notices and posts signage at the subject property for every hearing involving a variance.

Mrs. Baldwin asked what the property was being used for and what is proposed to be going in.

Mr. Swift stated that petition is for a parking variance. He said the salon was approved by the Planning Commission for a change of use to operate there as the previous tenant was a massage therapist. He stated that Mrs. Carey, although being there for 9 years, did not have the proper amount of parking space at the property. He went on to say that the chiropractor is required to have 6 parking spaces, both apartments need 2 spaces each, and the salon would need 5 spaces, for a total of 15 spaces. He then said there are only 3 available parking spaces currently available, and the reason for the petition is to get a variance to reduce the required parking spaces from 15 to 3.

Councilwoman Personti stated that, other than what she's heard tonight, she has not received any correspondence from anyone in the area expressing any concerns regarding the petition.

ACTION: A motion was made by Board Member Smith to approve Petition 12-29. The motion was seconded by Board Member Chalfant.

VOTE: All in favor with 1 Absent Motion Carried

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

PUBLIC COMMENT: None

ADJOURNMENT:

ACTION: A motion was made by Board Member Smith to adjourn. The motion was seconded by Board Member Personti.

VOTE: All in favor with 1 Absent Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the October 23, 2012 Board of Adjustment Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

PAUL CHALFANT, CHAIRMAN

JAMES PERSONTI, SECRETARY